



City of San Antonio

Agenda Memorandum

File Number: 18-1944

Agenda Item Number: Z-8.

Agenda Date: 3/1/2018

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Zoning Case Z2018084

SUMMARY:

Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

Requested Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 20, 2018. This case is expedited to the March 1, 2018 Council hearing.

Case Manager: Angela Cardona, Planner

Property Owner: Banwood One Associates

Applicant: Buck Benson

Representative: Buck Benson

Location: 448 Castroville Road

Legal Description: 1.646 acres out of NCB 3685

Total Acreage: 1.646

Notices Mailed

Owners of Property within 200 feet: 12

Registered Neighborhood Associations within 200 feet: Prospect Hill

Applicable Agencies: Parks and Planning Department

Property Details

Property History: The subject property was annexed into the City on August 3, 1944 (Ordinance 1258) and was zoned “J” Commercial District. Upon the adoption of the Unified Development Code on May, 2001 (Ordinance 93881) the property then converted to the current “I” General Industrial District.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “C-3R”

Current Land Uses: Gas Station, Flower Shops

Direction: South

Current Base Zoning: “MF-33”

Current Land Uses: Apartments

Direction: East

Current Base Zoning: “C-2”

Current Land Uses: Medical Offices

Direction: West

Current Base Zoning: “MF-33”

Current Land Uses: Cemetery

Overlay and Special District Information: The subject property is located within the “AHOD” Airport Hazard Overlay District. The “AHOD” does not restrict permitted uses, but may require additional review by both the Federal Aviation Administration and Development Services Department.

Transportation

Thoroughfare: Castroville Road

Existing Character: Secondary Arterial A

Proposed Changes: None Known

Thoroughfare: Cupples Road

Existing Character: Secondary Arterial B

Proposed Changes: None Known

Public Transit: The nearest VIA bus route is #68 and #268 are across the street of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) report is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Parking requirements are determined by use. Commercial uses require a minimum vehicle space of 1.5 per 300 GFA and a maximum of 1 per 200 GFA.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current base zoning district. The current “I-1” General Industrial District accommodates areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development. Examples of permitted uses: auto & light truck auction, truck stop, abrasives manufacturing, food & drug manufacturing, sand & gravel storage & sales, outdoor flea market, manufactured homes/oversized vehicles sales, service and storage.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property does not fall within proximity to a Regional Center and is not within proximity to a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (9-0) recommend Approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject property is currently not located within any adopted land use plan and has no land use classification. Therefore a finding of consistency is not required. However, staff finds the requested zoning change is consistent.

2. Adverse Impacts on Neighboring Lands:

Staff finds no likely adverse impact on neighboring lands in relation to this zoning change because the request will down zone an otherwise industrial use in a primarily residential and commercial area.

3. Suitability as Presently Zoned:

The current “I-1” base zoning is inappropriate for the area, as the surrounding uses are generally residential and commercial. The request for the “C-2” zoning will allow for an addition of a medical clinic to service the area.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The rezoning request does not appear to conflict with any public policy objective as the request for “C-2” is consistent with the surrounding land uses.

6. Size of Tract:

The subject property totals 1.646 acres in size, which should reasonably accommodate uses permitted in “C-2” Commercial.

7. Other Factors:

None.